

058.C

0001

0111.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

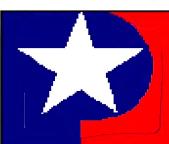
539,000 / 539,000

USE VALUE:

539,000 / 539,000

ASSESSED:

539,000 / 539,000


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP

Unit #: 111

Owner 1: FRENIER SARA A

Owner 2:

Owner 3:

Street 1: 1 WATERMILL PL #111

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MAKOWKA FAITH -

Owner 2: -

Street 1: 1 WATERMILL PLACE #111

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 1089 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6040																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	539,000			539,000		152854
							GIS Ref
							GIS Ref
							Insp Date
							10/03/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	539,000	0	.	.	539,000		Year end	12/23/2021
2021	102	FV	531,600	0	.	.	531,600		Year End Roll	12/10/2020
2020	102	FV	516,900	0	.	.	516,900	516,900	Year End Roll	12/18/2019
2019	102	FV	483,200	0	.	.	483,200	483,200	Year End Roll	1/3/2019
2018	102	FV	401,800	0	.	.	401,800	401,800	Year End Roll	12/20/2017
2017	102	FV	374,700	0	.	.	374,700	374,700	Year End Roll	1/3/2017
2016	102	FV	374,700	0	.	.	374,700	374,700	Year End	1/4/2016
2015	102	FV	339,900	0	.	.	339,900	339,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
MAKOWKA FAITH,	55637-129		10/21/2010		325,000	No	No			5061
SPENCE SHIRLEY	46090-67		9/15/2005		385,000	No	No			
	20172-218		10/1/1989		150,400	No	No	Y		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/28/2018	1800	Redo Kit	35,000	C					10/3/2017	Measured	DGM	D Mann
									5/6/2000		197	PATRIOT

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA		

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 7	- Condo Garden			Full Bath: 2	Rating: Average			Building Number 1.									
Sty Ht: 1	- 1 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath:	Rating:												
Prime Wall: 8	- Brick Veneer			A HBth:	Rating:												
Sec Wall: 6	- Stucco			OthrFix:	Rating:												
Roof Struct: 4	- Flat			OTHER FEATURES													
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1									
Color: BRICK				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O									
View / Desir: N	- NONE			Frl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C	- Average			CONDO INFORMATION				Lvl 2									
Year Blt: 1988	Eff Yr Blt:			Location: F	- Front			Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdict:	Fact: .			Floor: 1	- 1st Floor			Totals				RMs: 4	BRs: 2	Baths: 2	HB		
Const Mod:				% Own: 0.904900014													
Lump Sum Adj:				Name: 25	- 6040												
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD	- Good			14.	%	Exterior:	No Unit	RMS	BRS	FL			
Prim Int Wal	1 - Drywall			Functional:						Interior:	1	4	2	0			
Sec Int Wall:	%			Economic:						Additions:							
Partition: T	- Typical			Special:						Kitchen:							
Prim Floors: 4	- Carpet			Override:						Baths:							
Sec Floors:	%			Total:	14.9 %					Plumbing:							
Bsmnt Flr: 12	- Concrete			CALC SUMMARY						Electric:							
Subfloor:				Basic \$ / SQ: 325.00						Heating:							
Bsmnt Gar: 1				Size Adj.: 1.05096412						General:							
Electric: 3	- Typical			Const Adj.: 0.97656715													
Insulation: 2	- Typical			Adj \$ / SQ: 333.560													
Int vs Ext: S				Other Features: 45381													
Heat Fuel: 3	- Electric			Grade Factor: 1.00													
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.54999995													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 633373													
% Com Wal	% Sprinkled			Depreciation: 94373						Juris. Factor:		Before Depr:	517.02				
				Depreciated Total: 539000						Special Features:	0	Val/Su Net:	494.95				
										Final Total:	539000	Val/Su SzAd:	494.95				
MOBILE HOME				Make:				Serial #:				Year:	Color:				
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 058.C-0001-0111.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:																
	Total Special Features:																
	Total:																